

REDEVELOPMENT AGENCY AGENDA
REDEVELOPMENT AGENCY MEETING OF: JULY 6, 2005

- CALL TO ORDER

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:13 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, WOLFSON, TARKANIAN, and ROSS

ALSO PRESENT: DOUG SELBY, Executive Director, and BARBARA JO RONEMUS, Secretary

- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

ANNOUNCEMENT MADE: Posted as follows:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge

Court Clerk's Office Bulletin Board, City Hall Plaza

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 So. Grand Central Parkway

Grant Sawyer Building, 555 E. Washington Avenue

(11:13)

2-1015

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 6, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETINGS OF MAY 4, 2005 AND MAY 18, 2005

Fiscal Impact:

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

RECOMMENDATION:

BACKUP DOCUMENTATION:

None

MOTION:

GOODMAN - APPROVED by Reference - UNANIMOUS with ROSS abstaining because he was not present for the subject Agency meetings

NOTE: An initial motion for approval by REESE was reconsidered upon motion by GOODMAN. Both motions carried unanimously.

MINUTES:

MAYOR GOODMAN reopened the Redevelopment Agency meeting at the beginning of the afternoon session to reconsider Item 1 so that COUNCILMAN ROSS could abstain because he was not present for the subject Agency meetings.

(11:13 - 11:14/1:10 - 1:11)

2-1022/3-1

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 6, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REPORT AND POSSIBLE ACTION REGARDING THE LEVEL OF COMPLIANCE BY EDMOND TOWN CENTER, LLC, WITH THE DISPOSITION AND DEVELOPMENT AGREEMENT PERFORMANCE SCHEDULE FOR EDMOND TOWN CENTER, LOCATED AT THE SOUTHWEST CORNER OF H STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

Fiscal Impact:

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

The Fourth Amendment to the Disposition and Development Agreement with Edmond Town Center, LLC, required completion of the core and shell for the 75,000 square foot expanded in-line retail space no later than July 7, 2005. The Developer may present a report of construction activity to date in order for the Agency to assess the level of compliance with this requirement and what additional actions by the Agency, if any, would be appropriate.

RECOMMENDATION:

Receive report.

BACKUP DOCUMENTATION:

Extension Request by Paul Jones Dated June 21, 2005

MOTION:

WEEKLY - APPROVED as recommended - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, said this matter could have been approved administratively; however, he chose to bring it to the Agency members for consideration and approval given the controversial background. Staff received a letter on 6/21/2005 from PAUL JONES of Edmond Town Center indicating the winter rains set the construction schedule back. The delay resulted in a 47-business-day delay and a 66-calendar-day delay. The core and shell could possibly be completed as late as 9/12/2005. The original deadline was 7/7/2005. He noted that Edmond Town Center is progressing well, and the developer has shown good faith with completion of construction.

MEMBER WEEKLY asked what would happen if construction is not completed by 9/12/2005. MR. ADAMS answered that the developer would be in default, and the Agency could decide whether to grant another extension at that time. MEMBER WEEKLY stated that his concern is that this developer keeps asking for extensions. Even though the shell is up, the surrounding residents are concerned about having an empty building in their neighborhood that might devalue their properties. Thus, the neighbors are eager to see this project completed.

JOHN EDMOND strongly felt that construction would be completed before 9/12/2005, because some of the other aspects, such as the landscaping and exterior improvements, of the project were completed prior to completion of construction. The building is 85% pre-leased and a number of tenants are already

REDEVELOPMENT AGENCY MEETING OF: JULY 6, 2005

MINUTES - Continued:

working with the architect. A lot of good tenants are coming in. A first for the community is a deal with the MGM Grand to set up an employment center at Nevada Business Services so that the surrounding residents do not have to go to the Strip. He is doing what he can to make the community better. MEMBER WEEKLY emphasized that it is very important that MR. EDMOND host a meeting in the community in order to answer questions of the community regarding the leases.

MR. EDMOND indicated that tied to the Vons will be a bank, a video store, and a game store. He shares some of the frustrations of the residents regarding the need for a major grocery store. He is aware that the City itself put out an incentive package, which is in the hands of several grocery stores. Vons independently came forward and offered a rent-reduction incentive to a tenant interested in taking the space. He assured MEMBER WEEKLY that he is doing everything possible, because he too resides in the community.

MEMBER WEEKLY noted that it is not easy. The City has been doing its part and has had to put out an incentive package of \$300,000, not \$50,000, as it has been rumored, to attract a grocery store. But Vons has been put on notice that the City is not going to hold out too long, because the City has to move forward. If necessary, the City will put out a Request for Proposal for another site.

(11:14 - 11:23)

2-1031

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 6, 2005

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: SCOTT D. ADAMS**☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

DISCUSSION AND POSSIBLE ACTION REGARDING THE AWARD OF BID NO. 05.15341.09-LED, FIFTH STREET SCHOOL RENOVATION-PHASE 1, LOCATED AT 400 LAS VEGAS BOULEVARD SOUTH, AND THE CONFLICTS AND CONTINGENCY RESERVE SET BY FINANCE AND BUSINESS SERVICES - OFFICE OF BUSINESS DEVELOPMENT - AWARD RECOMMENDED TO: DLC GENERAL CONTRACTING, INC. (\$559,681 - REDEVELOPMENT FUNDS) - WARD 1 (TARKANIAN)

Fiscal Impact:

<input type="checkbox"/> No Impact	Amount:	\$559,681.00
<input checked="" type="checkbox"/> Budget Funds Available	Dept./Division:	OBD/RDA
<input type="checkbox"/> Augmentation Required	Funding Source:	RDA Special Revenue Fund

PURPOSE/BACKGROUND:

Work on this project includes interior demolition, but not limited to, removing the second floor of the gymnasium, various interior partitions, plumbing, electrical and mechanical systems and hazardous material remediation of the gymnasium and interior demolition of two additional buildings on the site. The location of the facility is 400 Las Vegas Boulevard South.

Purchasing and Contracts Contact (PCC): L.E. Davis

Point of Contact (POC): Danny Cates, (702) 436-6808

RECOMMENDATION:

That the RDA Board approve the award of Bid No. 05.15341.09-LED, Fifth Street School Renovation-Phase 1 to DLC General Contracting, Inc., in the amount of \$559,681 and approve a conflicts and contingency reserve of \$39,178. Authority to execute the contract is given to the Purchasing Manager.

BACKUP DOCUMENTATION:

1. Bid Abstract
2. Site Map

MOTION:

TARKANIAN - APPROVED as recommended - UNANIMOUS with ROSS abstaining because of his current business relationship with DLC General Contracting, Inc.

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, displayed a site map of the area and explained the project. The intent is to demolish the building in phases. Staff is working on a two-year plan for the renovation of the site. This contract includes the demolition of the gymnasium and two additional buildings, which are currently vacant. The demolition of these areas would allow staff to go forward under any alternative for re-use of the Fifth Street School. He acknowledged that staff has not presented plans for re-use of the school. Staff is appraising a few alternatives that might be consistent with the concept of the development of an arts center. Central to this site is the gymnasium, which is the larger building for which a grocery store was intended. However, staff has backed off on that concept because the Simayof Group intends to put a grocery store at the ground level of its project, and the major art gallery withdrew.

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MINUTES - Continued:

Hence, staff hopes to attract an arts anchor or a private anchor, such as a bookstore. The green space throughout the facility would be converted to space for civic organizations and possibly other private uses so that the entire project could become a major center of arts and related activity in the downtown area. He committed to bringing a master plan before the Agency for development of this property before taking any action beyond this point. Approval of this item will only allow the demolition. The bid came in at almost \$400,000 under budget. Staff recommends approval.

(11:23 - 11:28)

2-1379

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JULY 6, 2005

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: SCOTT D. ADAMS

☐ **CONSENT**

☒ **DISCUSSION**

SUBJECT:

ABEYANCE ITEM - REPORT AND POSSIBLE ACTION REGARDING REDEVELOPMENT AGENCY PROJECTS CURRENTLY UNDER CONTRACT OR IN NEGOTIATION - WARDS 1, 3 AND 5 (TARKANIAN, REESE AND WEEKLY)

Fiscal Impact:

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

To update the Redevelopment Agency Board on Redevelopment Agency projects currently under binding contracts with owners, developers, and consultants, or in negotiation, and to receive input from the Redevelopment Agency Board on the progress of projects as warranted.

RECOMMENDATION:

Accept report.

BACKUP DOCUMENTATION:

Submitted after meeting: hardcopy of PowerPoint

MOTION:

REESE - ACCEPTED the Report - UNANIMOUS

MINUTES:

SCOTT ADAMS, Director, Office of Business Development, used a PowerPoint presentation, a copy of which is made a part of the minutes, to update the Agency members on the status of the following projects:

World Market Center - The developer is putting the finishing touches on the entire grounds for the first opening, which should be at the end of the month. The first phase includes 12 million square feet. The third building could be as big as 2 million square feet, which is beyond the projected build out. A tour is being arranged before the project opens.

Union Park - LV-61 - Negotiations are continuing with Related Companies. It is anticipated the final DDA documents will be produced within the next two weeks. The first reading should take place at the 8/3/2005 Agency meeting. The project is extensive, and the first phase would comprise the performing arts center, possibly a new city hall, an Alzheimer's clinic, and a condominium and office tower, putting the first phase at more than 2.5 million square feet.

Southern Nevada Water Authority - The Molasky Company is well underway with the planning and the work needed to get the Water Authority building in the ground this fall. They are spending a lot of time on meeting the LEED standards.

L'Octaine Apartments -The grand opening was held recently, at which time it was indicated that a ground lease was secured with a ground floor tenant for retail space.

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MINUTES - Continued:

juhl (CityMark) - The project is well underway with pre-sales. The developer has an agreement with the Agency for Parking District Number One. The developer intends to accelerate its schedule of performance and break ground by the end of the year. The developer has been very successful in San Diego, California, and the City expects that success to carry over to Las Vegas.

Related/Cherry Clark Avenue, LLC (Bulldog site) - Staff is working on a way to overcome the rapidly rising construction costs. Staff might soon come back to the Agency with recommendations on this project.

Centennial Plaza - MR. ADAMS commended the City staff that was involved in the development of this plaza. It is a fantastic project and a welcome addition in terms of open space to the downtown area. This plaza is important because of the thousands of units that are to go up within walking distance of the Fifth Street School.

601 East Fremont Street - The finishing touches are being put on the development agreement with Sunvest, a group from South Florida. The agreement should be presented within the next month. The ultimate plans are to build up to two condominium towers on the site. Staff is trying to provide that capability under agreement.

Stella Lake Office (FBI) Project - The steel frame is up, and the project is moving forward well. A minor issue came up: According to the Labor Commission it is subject to prevailing wage, with which staff disagrees. The project was City-owned and conveyed to a private LLC. It had nothing to do with the Redevelopment Agency. Staff is working closely with the City Attorney's office on this issue and hopefully will prevail.

RLT Corp. Office/Training Center - The project is well underway.

Urban Chamber of Commerce - The agreement was amended at the last meeting for a larger site to allow placement of all three buildings. The project is moving forward.

Expertise School of Beauty - The DDA was approved for development in the Enterprise Park.

Foundation for an Independent Tomorrow - The developer will be coming forward with a DDA within the next 30 days.

Edmond Town Center - Vertical construction is underway and a good portion of the project is built.

1501 N. Decatur - Negotiations continue under an ENA. It is complicated by the fact that the developer also has interest in the property behind the site. Staff is trying to figure out how to incorporate as much of that property as possible.

Las Vegas Arts District - Staff would like to devise a development strategy for the Arts District similar to that of the Entertainment District. A more aggressive strategy will be put together in conjunction with the Arts District Foundation and other groups interested in the area in order to accelerate development.

REDEVELOPMENT AGENCY MEETING OF: JULY 6, 2005

MINUTES - Continued:

Entertainment and the arts are going to be important components to residents who reside downtown.

Soho Lofts - Construction is underway and making a significant impression on the skyline.

Symayof Group Properties, LLC - The finishing touches are being put on the development agreement and should be presented for approval shortly. He noted that at the previous Agency meeting a comment was made about compliance with AB312, which does not go into effect until 10/1/2005. Staff is working diligently to bring forward current agreements and have them approved and executed prior to 10/1/2005.

Liberty Tower - Pre-sales doing well. One hundred units have been sold.

The Ivana - Sales are being aggressively advertised. It may be the tallest residential building west of the Mississippi River. It commands a great location at the north end of the Strip.

La Plaza de Las Vegas - Staff is starting to make headway. The developers have received a commitment for a major grocery anchor, as well as a wedding chapel and a banquet hall. Retail projects of this type usually attract other retail once the anchors are in.

Sandhurst Las Vegas - The developer is moving forward with its due diligence to get a construction financing commitment and start groundbreaking. It is heavily pre-sold out.

Streamline Tower - The project is in the same position as Sandhurst Las Vegas.

The Block (Entertainment District) - The four components of this project should be opening soon. Currently, within a three-block radius of Las Vegas Boulevard, there are 10 new club or restaurant vendors to open in the next 12 months. This should add a tremendous impact over the next 12 months in terms of visitor volume.

The Griffin - The club will be located close to the Beauty Bar. The developer is from California, and the project is one of four coming on line in the Entertainment District.

Allure Towers - This project is under a fast-track program to get all the barriers out of the way in order to commence construction. The developer is trying hard to break ground this month. One of the biggest issues is placing the utilities underground.

Blu (Scandia) - The project includes two condominium towers of 350 units each. It is moving along.

Eighty on 4th - A 40-story condominium tower with 89 units.

Evolution (702 Group) - A project planned at the northeast corner of Charleston and Casino Center. The developer has been very cooperative in terms of allowing for the realignment of Casino Center at Charleston to accommodate the MAX.

H.U.E. Strategies - This is a 278-unit condominium project at the southwest corner of Charleston and

REDEVELOPMENT AGENCY MEETING OF: JULY 6, 2005

MINUTES - Continued:

Casino Center. Interestingly, all the units are two stories.

Newport Lofts - The developer has secured a financing commitment and plan to break ground soon.

Cielo Vista - This is one of the most affordable projects being proposed for the downtown area. It is a 367-unit project proposed at Washington Avenue and Veterans Memorial Drive.

Grand View Towers - The project includes 1,350 units with four towers. The design of one of the towers is being redone to provide office space. A number of developers are interested in providing office space. One of the challenges is that the condominiums have driven up the cost of land, making it hard to pencil an office project. Thus, office space is being integrated into mixed-use projects.

(11:28 - 11:47)

2-1587

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JULY 6, 2005

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE REDEVELOPMENT AGENCY. NO SUBJECT MAY BE ACTED UPON BY THE REDEVELOPMENT AGENCY UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

MINUTES:

LOIS REED, North Las Vegas resident, thanked JOHN EDMOND for his vision for Ward Five. She opined that the City should stand by him and give him as many opportunities as necessary, because Edmond Town Center will benefit the West Las Vegas community. As an x-felon, she was given an opportunity, and she is continuing to move forward. She added that the residents of West Las Vegas are responsible for attaining what they want in their community and cannot hold the Council responsible. Each Council member is voted in office to serve as a guide. The residents of West Las Vegas would make better progress if they stopped pointing fingers and came together to make positive change.

MEMBER WEEKLY said that the whole situation is very frustrating, and the residents certainly do not want empty buildings in their community for fear of depreciation of their property values. Many residents in the community are pushing for a grocery store, but they do not want it next to empty buildings. But most frustrating is facing the reality that businesses do not want to come into West Las Vegas. The City had to put up a \$300,000 incentive package to attract a grocery store, which is greatly needed so that West Las Vegas residents without transportation do not have to go far from the neighborhood to fill their prescriptions. MEMBER WEEKLY noted that SENATOR HARRY REID is helping the City to obtain the EDI grant.

Lastly, MS. REED said that MR. EDMOND was invited to the Community Forum of Nevada Partners on 7/12/2005 at 6:00 p.m. Service providers and members of the community were also invited to answer questions of the residents. She extended the invitation to MEMBERS WEEKLY and TARKANIAN. MEMBER WEEKLY asked MS. REED to also invite representatives of Vons, which has an 11-year lease on the building, so it has ultimate discretion as to the use that can go in the building. Therefore, Vons should be held accountable.

JERRY M. NEAL, Marble Manor Resident Council Representative, submitted a form from Southwest Gas Corporation, a copy of which is attached and made part of the minutes. He commended the Council for doing a fine job. He stated that he has been ill because of a gas leak in the water heater in his unit. He submitted an inspection document from Southwest Gas. The Housing Authority should schedule regular inspections of the utilities.

VERONICA DUNN JONES, Chair Person of Acorn, said she is in support of all development in the City, but she would also like development to occur in West Las Vegas. She is also in full support of Edmond Town Center, but the community needs a full-service grocery store. She opined that the community is divided and it needs to come together to uplift the community. MEMBER WEEKLY agreed that there is a lot of divide-and-conquer foolishness taking place in the West Las Vegas



REDEVELOPMENT AGENCY MEETING OF: JULY 6, 2005

MINUTES - Continued:

community, and it does not have to be that way. The Acorn neighborhood came together when it needed speed humps and it got it done. There are changes occurring in the Acorn community that previously were not wanted by the residents, but they are ready for those changes now, such as restrooms being installed in the neighborhood park. He stated that he gets frustrated with the extensions for Edmond Town Center, because he wants the project to be completed. He restated that it has been very difficult to witness major grocery stores go in neighborhoods all over the Valley save West Las Vegas. MS. JONES noted that the residents of West Las Vegas just have to keep pushing. She challenged the City of Las Vegas to become the only City that has no ghettos or poor areas. CHAIRMAN GOODMAN interjected that the good news is that there is a lot of development occurring in the Enterprise Park, which will force good things to happen in the surrounding community. In fact, he recently held a discussion regarding a major entertainment venue opening offices in the Enterprise Park.

MEMBER WEEKLY noted that everybody, including the City, has to step up in order to make positive changes in West Las Vegas. He mentioned that the Enterprise Park might house an office for the Health District, or the School District might build a high school in the Park.

BEATRICE TURNER, West Las Vegas resident, said that the apartments on Tam are in bad condition. Some of the tenants do not even have hot water. The gentleman that appeared on that matter during the 7/6/2005 Council meeting should have been arrested. She commended MEMBER REESE and his staff for promptly responding to constituents' calls.

(11:47 - 12:05)

2-2390

THE MEETING ADJOURNED AT 12:05 P.M., WAS REOPENED AT 1:11 P.M. TO RECONSIDER ITEM 1, AND WAS ADJOURNED AGAIN AT 1:12 P.M.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk
July 25, 2005

Barbara Jo Ronemus, Secretary